

Revised 7/04

## OFFICE USE ONLY

SUP # 06-006Date 7-14-06

## TOWN OF BLACKSBURG

## SPECIAL USE PERMIT APPLICATION

This application and accompanying information must be submitted in full before the special use permit can be referred to the Planning Commission and Town Council for consideration. The application and accompanying information will become conditions of approval and be binding on the property if the permit is granted. Please contact the Planning and Engineering Department at (540) 961-1114 for application deadline or questions.

Name of Property Owner(s): Steve C. Andrews, Jr.Address: 409 Cedar Orchard Drive Phone: 540/953-1951Contract Purchaser or Agent: R.J. McGinnis, McGinnis REalty & Development

968 S. Oriole Dr., Suite 206 757/237-3548 cell  
Address: Virginia Beach, VA 23451 Phone: 757/422-3548 office

Location or Address of Property for Special Use Permit:

205 South Main Street, Blacksburg, VA 24060Tax Parcel Number(s): 017985Present Zoning District: DC Downtown CommercialPresent Use of Property: Residential Building (vacant)Special Use Requested: MotelSection: 3141Is this request for an amendment to an existing special use permit? No

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

30 Room Motel - 3 story Building

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

A motel will help provide a stronger central business district and help fulfill a lack of lodging facilities downtown. Motel guests will help provide pedestrian users for the existing retail shops and restaurants and stimulate more commercial development downtown. The motel will greatly benefit the downtown area and compliment South Main Street.

RECEIVED  
JUL 14 2006  
Planning & Engineering  
Department

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measure to be taken to achieve such goals.

The motel design will be in keeping with the historic character of the downtown area. The design will strive to be in compliance with the Historic Guidelines for new construction. The building will be located in the general vicinity of the existing structure along the western, southern, and eastern property lines.

The following items must accompany this application:

1. The written consent of the owner or agent for the owner. If the applicant is the contract purchaser, the written consent of the owner is required.
2. One copy of a site plan for the property showing the lot, structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, use and design standards, and physical compatibility with the neighborhood.
3. Vicinity map (may be included on the site plan)
4. A list of adjacent property owners (including properties across the street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please.)
5. Fee of \$500 for special use permit or minor amendments to existing special use permits to be applied to the cost of advertising and expense incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the TOWN OF BLACKSBURG.
6. Any item submitted that is greater than 11" X 17" paper size requires thirty-six (36) copies.

SIGNATURE OF APPLICANT:

DATE:

7/7/06

R.J. McGinnis (R.J. McGinnis)  
McGinnis Realty & Development Co.

Signature of Owner:

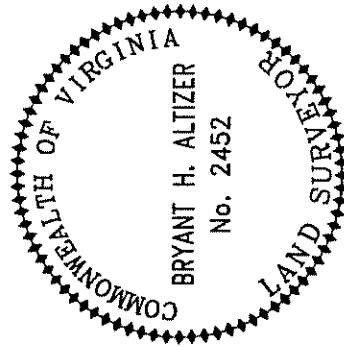
Date:

7/11/06

Stephen C. Anderson, Jr.

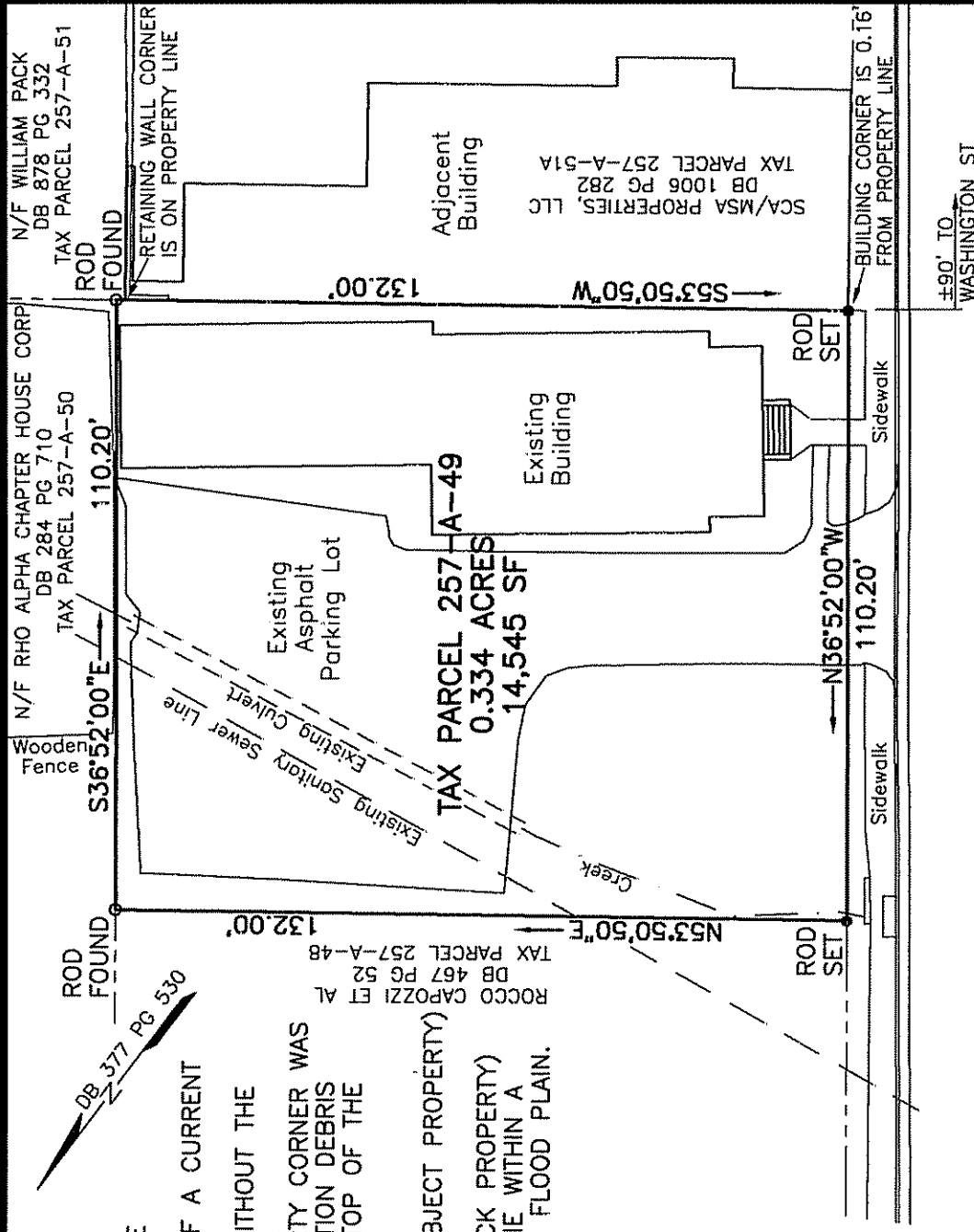
# GENERAL NOTES

1. OWNER: INST#2003005205  
STEPHEN C. ANDREWS, JR.  
409 CEDAR ORCHARD DRIVE  
BLACKSBURG, VA 24060
2. THIS PLAT IS THE RESULT OF A CURRENT  
FIELD SURVEY
3. THIS PLAT WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT.
4. THE NORTHERNMOST PROPERTY CORNER WAS  
LOCATED BEFORE CONSTRUCTION DEBRIS  
WAS RECENTLY PLACED ON TOP OF THE  
PROPERTY CORNER ROD.
5. ADDITIONAL REFERENCES:  
DB 337 PG 530 (PLAT-SUBJECT PROPERTY)  
TAX MAP 257  
DB 878 PG 332 (PLAT-PACK PROPERTY)  
6. THIS PROPERTY DOES NOT LIE WITHIN A  
FEMA DESIGNATED 100-YEAR FLOOD PLAIN.



SCALE IN FEET

SOUTH MAIN STREET (R/W VARIES)



Altizer, Hodges, & Varney, Inc. - Consulting Engineers & Surveyors  
20 Midway Plaza Drive, Suite 200, Christiansburg, VA 24073  
Phone: 540-382-9410, Fax: 540-382-9492  
Email: ahv@ahv-inc.com Webpage: www.ahv-inc.com



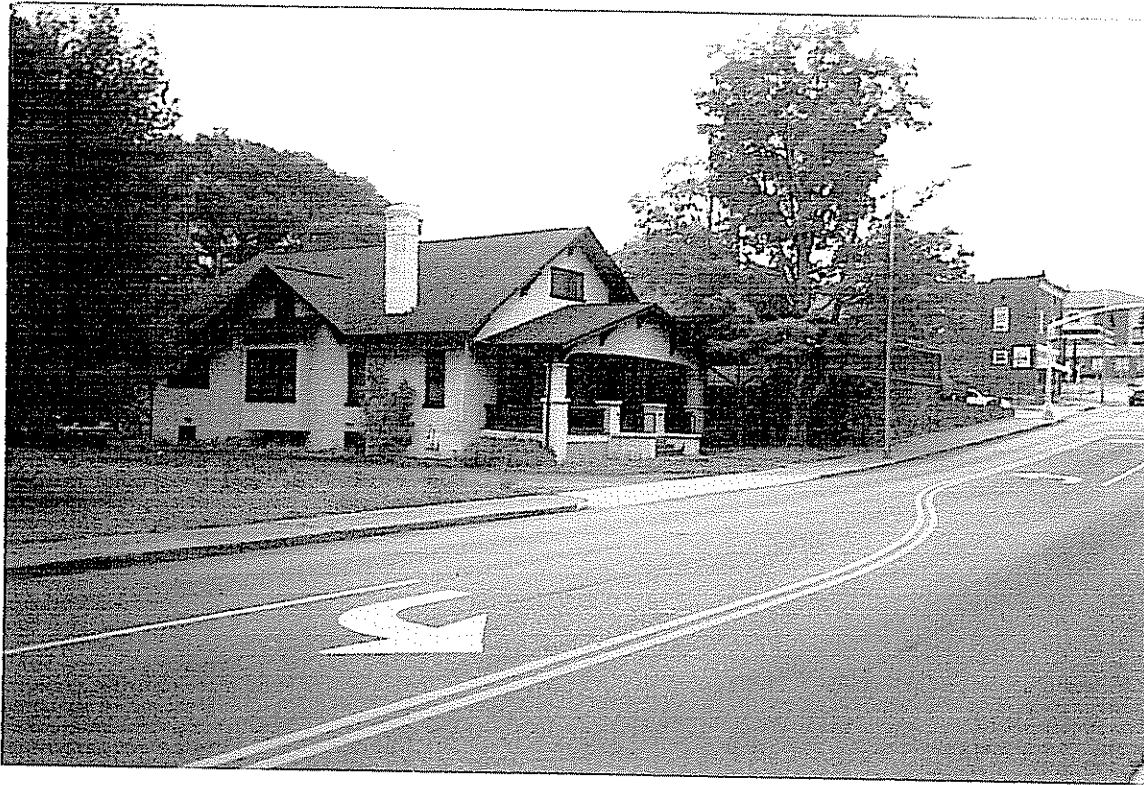
DATE : 01 JUN 2006  
SCALE : AS SHOWN  
DESIGNED: BHA  
PROJECT : 2004068

PLAT OF SURVEY - 205 SOUTH MAIN STREET  
TOWN OF BLACKSBURG  
MT. TABOR MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA



- ◆ The small town architectural character and scale of the area west of Draper Road is preserved discouraging multi-unit uses. The scale and character of the predominately residential uses of the district and the remaining historic or architecturally significant properties are preserved.
- ◆ Planned commercial and residential development is located in the "New Town" area, flanking Turner and Barger Streets, incorporating unifying site design elements such as landscaping, buffered parking, and architectural features consistent with the surrounding area.
- ◆ Create a cohesive government campus along Main Street and Draper Road in a park plaza design centered around town hall, the police station, and library that contain unifying elements
- ◆ Residential infill in the downtown area should be encouraged as recommended in the Downtown Master Plan. Many vacant or underutilized sites are either developable or in need of rehabilitation, and prime locations for new dwelling units. The consolidation of properties in the Houston-Harrell neighborhood is encouraged to transition this area to better serve the university and town's interests.
- ◆ New lodging facilities should be encouraged downtown. The closing of the Donaldson Brown Hotel / Conference Center will cause a lack of lodging facilities in downtown Blacksburg.
- ◆ The middle school property is the southern anchor of the downtown area. This space must be fully utilized for civic-oriented functions, such as continued primary or secondary educational use, in order to continue to serve as a central space for the community to gather and interact. The town needs to explore and support partnering opportunities to continue educational uses in this facility and work closely with the county and school system to maximize the use of this vital community asset. The Downtown Master Plan is an excellent resource to plan and facilitate the future use of the property.

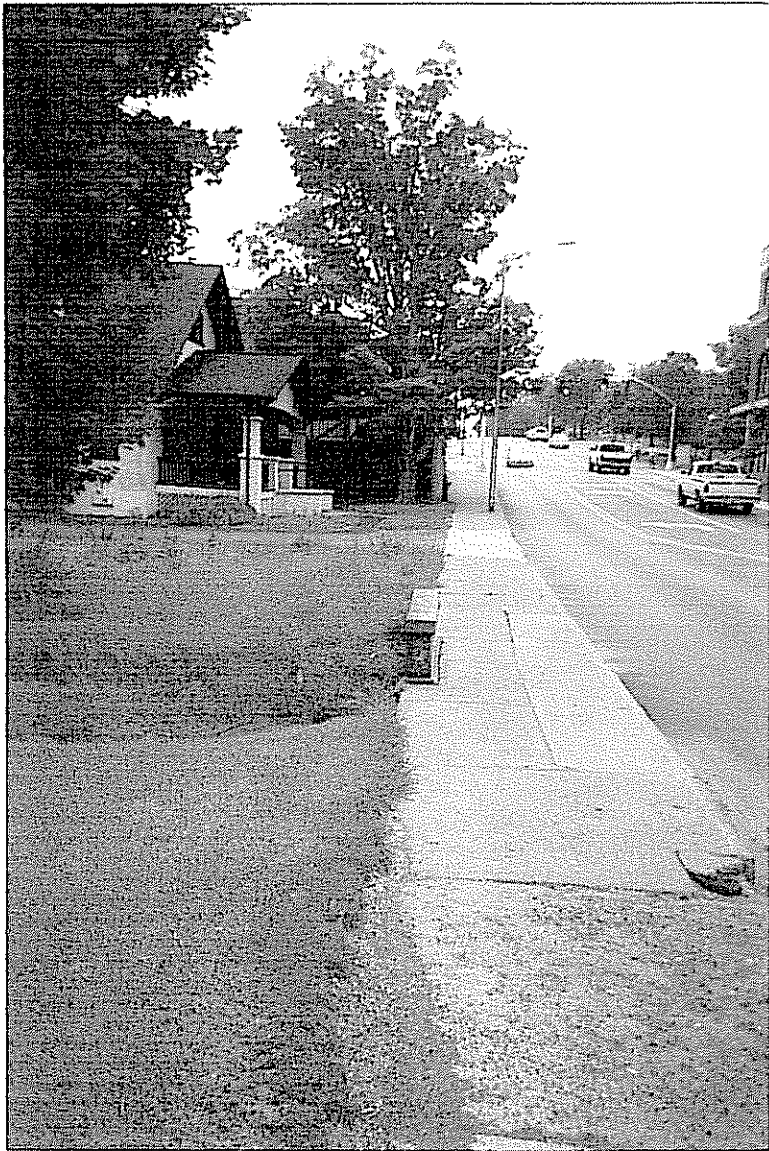




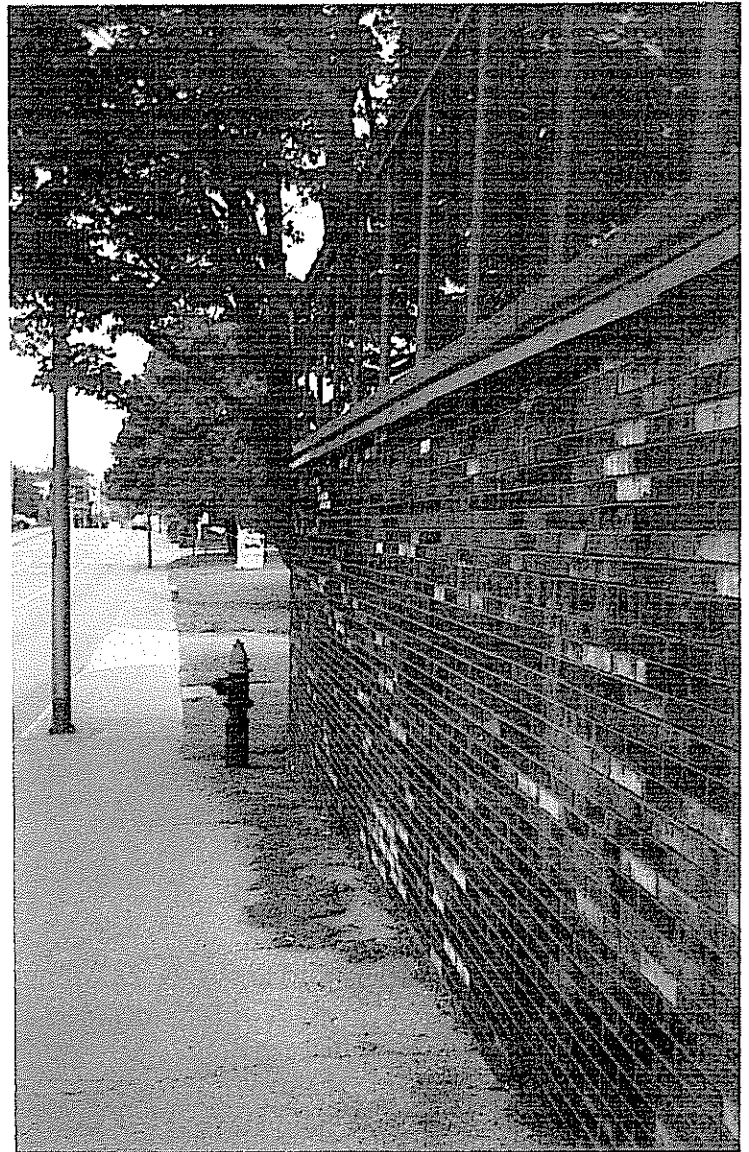
**Looking South at 205 S Main Street fro Kent Square on West Side of Main Street**



**Looking East at 205 S Main Street from Kent Square on West Side of Main Street**



**Looking North Along East Side of Main Street**



**Looking South Along East Side of Main Street**

## **ADJACENT PROPERTY OWNERS TO 205 S MAIN STREET**

### **207 S Main Street**

SCA/MSA Properties LLC  
c/o Steve Andrews  
409 Cedar Orchard Drive  
Blacksburg, Virginia 24060

### **201 S Main Street**

Rocco Capozzi, John Brown, Curtis Kappas  
PO Box 214  
Blacksburg, Virginia 24063

### **105 Lee Street**

Rocco Capozzi, John Brown, Curtis Kappas  
PO Box 214  
Blacksburg, Virginia 24063

### **202 Church Street**

RHO ALPHA CHAPTER HOUSE CORPORATION  
838 Smartts Ln  
Leesburg, Virginia 20176

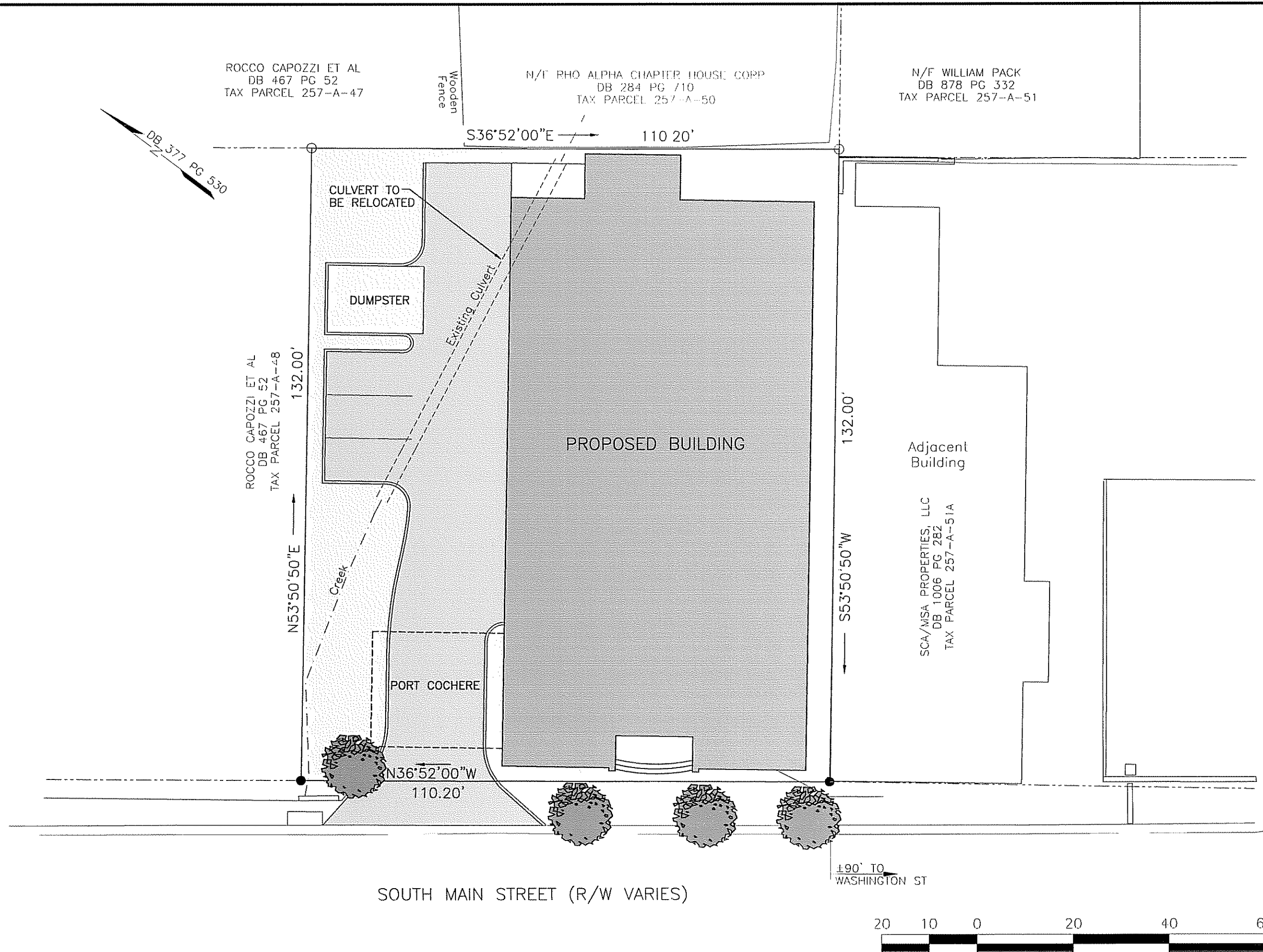
### **204 Church Street**

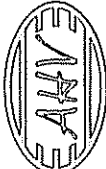
Joann Sutphin  
1279 Catawba Road  
Blacksburg, Virginia 24060

### **204 S Main Street**

Kent Square LLC  
106 E Washington Street  
Blacksburg, Virginia 24060





<b>Altizer, Hodges, &amp; Varney, Inc.</b> Consulting Engineers & Surveyors 20 Midway Plaza Drive, Suite 200 Christiansburg, Virginia 24073 Phone: 540-382-9410, Fax: 540-382-9492 Email: ahv@ahv-inc.com Website: www.ahv-inc.com	
	
DATE : 25 AUG 2006 SCALE : AS SHOWN DESIGNED: CCH DRAWN : CCH CHECKED: BHA REVISED :	
MCGINNIS REALTY & INVESTMENT COMPANY MAIN STREET INN BLACKSBURG, VIRGINIA	PRELIMINARY SITE LAYOUT
AHV PROJECT NUMBER 2006069	
SHEET NUMBER 1 OF 1	



